

District II Advisory Board Minutes

June 15, 2015

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The District II Advisory Board meeting was held at 6:30 p.m. at Fire Station #20 located at 2255 S. Greenwich Road Wichita KS, 67207. The Council Member, seven board members, four staff and five members of the public were present.

ATTENDANCE

Members Present

David Babich
Kelly Callen
Nick Howell
Nazir Jesri
Carol Jones
Blaine Knott
Max Weddle
Council Member Pete Meitzner

Staff Present

Officer Dave Hinnners, WPD
Alan Taber, Park and Rec
Dale Miller, Metropolitan Area Planning Dept.
Janet Johnson, CMO

Guests

Listed on last page

Members Absent

Jennifer Baysinger
Brian Carduff
Dale Carter
Stephanie Galicia
Parth Khare – Youth DAB Member

ORDER OF BUSINESS

Call to Order: The meeting was called to order

Approval of minutes from April 13, 2015: Approved 7-0.

Approval of Agenda: Approved 7-0.

Public Agenda

Scheduled Items: None

Off-Agenda Items: None

Staff Reports

Community Police Report

Officer Dave Hinnners, Patrol East 35 Beat, reported there have been a number of residential burglaries in the area of 127th and 129th Streets. There were also a number of vehicles stolen from Rusty Eck.

Q: How are the burglars gaining entry to homes? A: Typically a large rock through a back window or door; they are taking jewelry and other small items and they usually use a pillowcase or duffle bag from the home to carry the items. **Officer Hinnners** said the burglars will often knock on the door and if the resident answers the door, then they make up an excuse, such as “sorry, wrong address.” He said if this happens, residents are encouraged to call 911 immediately.

Fire Department Report: No Report

Park and Recreation Department

Alan Taber brought copies of the Summer Activity Guide for activities and the schedule for Barry the Bison. He said the summer camps are going great this year. He encouraged citizens to go online and take the Aquatics Plan survey on Activate Wichita.

Action Taken: Receive and file.

New Business

ZON2015-00019 - Long-term stay hotel/motel

Dale Miller, Metropolitan Area Planning Department, present the request from Venture Golf Partners II LLC / Stephen N. Sonneman for a change from LI Limited Industrial to GCV General Commercial. The application area is 1.6 acres of platted land zoned Limited Industrial (LI) located at 3949 North Comotara, which is located north of East Thorn Drive and west of the North Comotara Street cul-de-sac (1,000 feet north of East 37th Street North, 2,000 feet east of North Rock Road). The property is developed with two buildings which house a hotel or motel, The Inn at Willowbend. The first of the hotel/motel buildings was constructed about 1995. The LI zoning district permits a hotel or motel as a use by right. The Unified Zoning Code (UZC, Article II, Section II-B.6.g) defines a “hotel or motel” as “an establishment used, maintained or advertised as a place where sleeping accommodations are supplied for short term use by transient guests, usually for less than a week” Additionally, the UZC defines “transient guest” as “a person who occupies a room for a period of less than one week at a time.” (Article II, Section II-B.13.f) The applicant has clients that rent hotel or motel rooms for considerably longer than one week. At one point the site had signage advertising the site’s facilities as an apartment. In refinancing the hotel or motel property, staff was asked if the longer than a week stays at the hotel/motel were legal as a hotel or motel use or if, by definition, the longer stays constituted an “apartment” or “group residence” use. The LI zoning district does not permit any residential uses, such as an apartment or group residence, either by right or with conditional use approval. The applicant met with staff to review the situation. It was determined that the best way to address any concerns about refinancing the hotel/motel was to rezone the property from the LI district to the General Commercial (GC) district, which permits residential uses by right.

Action: Weddle/Howell made a motion that the District Advisory Board recommend that the request be approved. Motion passed 7-0

Updates, Issues, and Reports

Council Member Meitzner updated the Board and audience on a number of City items, some of which included:

- Intersection and signal improvements at Costco
- Webb and Kellogg project goes out to bid June 12
- Police Body Cameras

Max Weddle announced it would be his last meeting as a member of the Board, but that he will continue to attend meetings.

Meeting adjourned

The next District II Advisory Board meeting will be held at 6:30 p.m. on Monday, July 13, 2015, at Fire Station #20, 2255 S. Greenwich, Wichita, KS 67207

Guests

Lonny Wright

Chris Mullen

Bill Nestelroad

Manuel Flores

Stephen Sonneman